



Borrowdale Croft, Yeadon Leeds LS19 7FN

welcome to

Borrowdale Croft, Yeadon Leeds

****LEASE EXTENSION in progress to add 90 years onto the lease****. A two bedroom first floor flat with a private entrance, in a great location and featuring a spacious lounge, two bedrooms, kitchen and bathroom. Additionally there is an allocated parking space and access to communal gardens.



Agents Note

We ask that you search the local planning authority for applications relevant to the area. Please speak with your conveyancer.

Entrance Hall

The flat has its own private entrance with stairs leading up to the flat.

Lounge

15' 10" Max x 10' 4" Max (4.83m Max x 3.15m Max)

A bright and spacious room with a feature fireplace.

Kitchen

10' 3" Max x 5' 1" Max (3.12m Max x 1.55m Max)

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and hob.

There is an integrated oven and spaces for all other appliances.

Bedroom One

12' 10" Max x 10' 4" Max (3.91m Max x 3.15m Max)

A double bedroom positioned to the rear elevation with space for free standing furniture.

Bedroom Two

8' 11" Max x 7' 10" Max (2.72m Max x 2.39m Max)

A single bedroom positioned to the rear elevation with space for free standing furniture.

Bathroom

Fitted with a three piece suite comprising a bath with shower over, wash hand basin and wc.

Outside

There is an allocated parking space and access to well maintained communal gardens.



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Borrowdale Croft, Yeadon Leeds

- TWO BEDROOM FIRST FLOOR FLAT
- GAS CENTRAL HEATING
- POPULAR RESIDENTIAL AREA
- WELL PROPORTIONED ROOMS
- ALLOCATED PARKING SPACE

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1080.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 02 Feb 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



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Property Ref:
YEA107184 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



williamhbrown.co.uk